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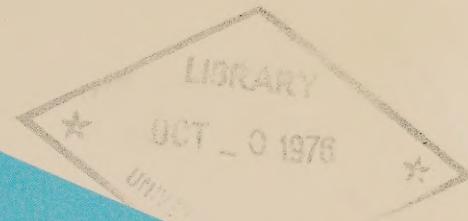


Ontario  
Ministry of  
Housing

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## ANNUAL REPORT 1974/75

Government  
Publications





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Minister

Ministry of  
Housing

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Toronto Ontario

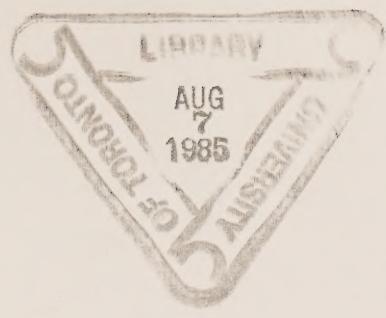
THE HONOURABLE  
PAULINE M. MCGIBBON, Q.C., LL.D., D.U. (OTT.)  
Lieutenant Governor of the Province of Ontario

MAY IT PLEASE YOUR HONOUR:

I have the privilege of presenting, for the information of Your Honour and the Legislative Assembly, the Annual Report of the Ministry of Housing for the fiscal year beginning April 1, 1974 and ending March 31, 1975, which includes the Annual Reports of Ontario Housing Corporation and Ontario Student Housing Corporation and Ontario Mortgage Corporation for the calendar year 1974.

Respectfully submitted,

JOHN R. RHODES  
Minister





ice of the  
puty Minister

Ministry of  
Housing

416/965-3411

Whitney Block  
Queen's Park  
Toronto Ontario

The Honourable John Rhodes  
Minister of Housing

SIR:

I have the honour to submit for your approval  
the 1974/75 Annual Report of the Ministry of  
Housing.

Respectfully submitted,

*D. Crosbie*  
DONALD A. CROSBIE  
Deputy Minister

The secretariat was established to initiate, direct and undertake policy oriented research on housing and related matters to provide policy and program-development advice to the Ministry of Housing.

**Policy development area**

The largest staff group is engaged in the policy development area which evaluates and designs alternatives to present policies and programs operated by the ministry and formulates new approaches to enable the ministry to pursue its goals.

During the year, this group studied a number of policy areas: housing in the north, resource community housing, conversion of rental accommodation to condominium, influence of mortgage and interest rates on housing programs, housing program targets, mobile homes as an alternative form of accommodation and housing market analysis and projection.

**Surveys and statistical analysis**

This provides the statistical and research base for the ministry and furnishes much of the background necessary for policy development to operate effectively in designing program alternatives. It also provides the framework for carrying out need and demand surveys for senior citizen and family accommodation in municipalities, and administers municipal housing policy study grants.

During the fiscal year, this group completed 90 municipal surveys and recommended 1,718 units be built and between 720 and 795 lots be acquired.

In addition to the municipalities which received housing policy study grants (see following table), 18 municipalities were given direct technical assistance in the preparation of surveys and analyses.

**Intergovernmental policy liaison**

This area provides a vital information and communication link by ensuring that the ministry is apprised of and responds to housing policy issues at the federal, provincial and municipal levels of government.

During the year, there was intergovernmental involvement with such activities as: the federal-provincial housing conference in January, 1975, interprovincial conferences and monthly Provincial-Municipal Liaison Committee meetings.

**Municipal housing policy study grants  
committed as of March 31, 1975**

Brantford	.....	\$15,
Brantford Twp.	.....	7,
Brockville	.....	7,
Cornwall	.....	10,
Elliot Lake Twp.	.....	5,
Guelph	.....	15,
Lincoln	.....	7,
London	.....	20,
Michipicoten Twp.	.....	5,
Muskoka Dist.	.....	27,
Niagara Region	.....	30,
Niagara Falls	.....	15,
Orangeville	.....	7,
Ottawa	.....	10,
Paris	.....	5,
Peterborough	.....	15,
Port Colborne	.....	7,
Prescott	.....	5,
St. Thomas	.....	7,
Smiths Falls	.....	5,
Stratford	.....	7,
Strathroy	.....	4,
Sudbury Region	.....	30,
Waterloo Region	.....	30,
Windsor	.....	20,
Toronto (Metro)	.....	12,
Toronto	.....	20,
Scarborough	.....	15,
<b>Total</b>	.....	<b>\$366</b>

division performs a regulatory role in the administration of applications made to the minister under the Planning Act. The responsibilities primarily relate to matters concerning official plans, restricted area (zoning) bylaws, zoning orders made by the minister, plans of subdivision and severances, and minister's consents to severances.

division is a key element in providing satisfactory housing at a reasonable cost and in a sound community planning framework.

#### Official Plans

At the end of March, 1975, there were 287 official plans in force in the province affecting 210 municipalities. During the year, 10 new official plans came into force. There are still many areas in southern Ontario not yet covered by official plan policies and the government continues to encourage municipalities to prepare these.

One of the major work loads of the division is in approving amendments to existing official plans. Over 400 proposed amendments were received and 242 were approved during the year. This on-going process is important in keeping plans up to date.

#### Zoning bylaws

The division is also responsible for commenting on restricted area (zoning) bylaws to the Ontario Municipal Board. Comments were forwarded to the board on 1,271 by-laws this past year. This is a reduction from the previous year because the regional municipalities assumed this responsibility in September, 1974.

The responsibility for preparing, registering and administering the minister's zoning orders lies with the division. These orders increased to 121 this year and 966 amendments to these orders were processed.

#### Grants

A grant program was set up to assist municipalities in developing official plans and comprehensive zoning. During the fiscal year 1974/75 \$248,612.68 was given to 50 municipalities. Of these, 15 municipalities received the grants for official plans, 19 municipalities for official plans and zoning by-laws and 16 municipalities for zoning by-laws.

#### Community Planning Study Grants

##### Committed as of March 31, 1975

Pickering	.....	\$50,000
Alliston	.....	1,500
Alymer	.....	3,200
Bruce Twp.	.....	3,125
Caldwell Twp.	.....	2,750
Caledon Twp.	.....	7,500
Collingwood Twp.	.....	5,000
Dryden	.....	5,000
Ennismore Twp.	.....	5,000
Eramosa Twp.	.....	2,500
Field Twp.	.....	2,750
Glackmeyer Twp.	.....	5,000
Michipicoten Twp.	.....	5,000
Mono Twp.	.....	5,000
Paisley	.....	2,500
Pelham	.....	5,000
Rideau Twp.	.....	5,000
St. Edmunds Twp.	.....	3,000
Georgina Twp.	.....	32,000
Amabel Twp.	.....	5,000
Arthur Twp.	.....	850
Cache Bay	.....	2,750
Listowel	.....	2,391
Lucknow	.....	3,000
Murray Twp.	.....	5,000
North Dumfries Twp.	.....	4,500
Petrolia	.....	5,000
Prescott	.....	3,925
Springer Twp.	.....	3,500
Strathroy	.....	5,000
Millbrook	.....	1,125
West Nipissing Planning Board	.....	1,821
Pakenham Twp.	.....	2,083
Augusta Twp.	.....	3,000
Edwardsburgh Twp.	.....	1,500
Carleton Place	.....	1,050
Chapleau Twp.	.....	5,000
Brantford Twp.	.....	5,000
Nottawasaga Twp.	.....	3,000
Beckwith Twp.	.....	2,874
Darling Twp.	.....	558
Lanark Twp.	.....	987
Lanark	.....	551
Lavant, Dalhousie,	.....	
North Sherbrooke Twp.	.....	1,188
Ramsay Twp.	.....	2,756
Chesterville	.....	1,500
Cornwall	.....	10,000
Elora	.....	2,875
Hawkesbury	.....	5,000
Wicksteed Twp.	.....	5,000
Total	.....	\$248,612

**Subdivision and condominium plans**  
 A total of 1,421 subdivision and condominium plans were received for approval, a slight reduction from 1973. There was also a reduced number of applications for minister's consent as land division committees have now assumed this responsibility in southern Ontario.

**Validation bylaws**  
 A new responsibility taken on by the division was the approval of validation bylaws under section 29 of The Planning Act. This section came into force in January, 1974, and 138 bylaws were submitted for approval during the year.

As well as carrying out the legislative plans approval, the division has been involved with the production of guidelines, standards and policies to cover all aspects of community planning. Guidelines have been published on validation bylaws, development control (site-planning) and developing parkland.

#### ANNUAL STATISTICS FOR OFFICIAL PLANS AND ZONING—FISCAL 1974-75

Official Plans	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	Total 1974	Total 1973
Proposed O.P.'s received	2	3	0	2	2	2	6	3	2	2	0	0	24	44
Proposed O.P. amendments received	29	43	34	37	30	36	35	34	43	28	32	22	403	358
O.P.'s approved	0	0	1	1	1	2	0	2	7	0	0	4	18	6
Amendments approved	20	19	30	23	20	17	20	15	21	19	14	24	242	210
O.P.'s referred to O.M.B.	5	3	3	6	1	2	6	1	8	4	4	1	44	44
<b>Zoning</b>														
Comprehensive and amending bylaws received	190	281	243	224	220	241	223	176	168	180	116	164	2,426	2,328
Comprehensive bylaws commented on	0	6	1	1	1	1	0	0	1	1	0	1	13	2
Amending bylaws commented on	152	171	217	151	149	115	97	40	45	52	64	18	1,271	2,080
<b>Zoning Order</b>														
Registered	50	1	14	20	5	1	15	2	4	3	4	2	121	140
Amendments received	90	123	125	94	87	112	94	78	61	37	60	71	1,032	810
Amendments processed	73	60	64	91	108	92	114	126	58	72	56	52	966	580

#### ANNUAL STATISTICS FOR SUBDIVISIONS, CONDOMINIUMS AND LAND SEVERANCES

Subdivision and Condominiums	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March	Total 1974	Total 1973
Subd. applications received	106	132	112	81	84	61	88	74	86	62	103	99	1,088	1,330
Draft Approvals	48	63	65	85	36	28	40	53	48	55	50	53	624	730
Final Approvals	36	37	32	33	31	36	39	34	35	26	39	32	410	510
CDM applications received	15	34	26	23	24	26	40	32	39	23	20	31	333	210
Draft Approval	15	12	16	25	11	6	13	21	19	17	22	14	191	111
Final Approval	10	16	11	16	10	14	20	7	14	11	9	19	157	110
<b>Land Severance</b>														
Minister's consents received	137	203	164	18	65	174	129	117	115	111	131	124	1,488	2,970
Minister's consents granted	112	79	97	36	29	71	95	106	82	61	83	65	916	2,040
Submissions from C. of As	668	1,163	815	571	507	728	668	547	512	331	289	479	7,278	14,640
Submissions from LDCs	1,063	1,677	1,684	1,629	1,173	1,299	1,255	1,209	1,063	765	509	960	14,288	11,400
Appeals to O.M.B.	4	7	8	7	1	1	4	4	1	—	—	1	42	1
<b>Validation</b>														
Bylaws received	—	—	13	16	9		17	15	9	11	39		138	
Orders issued	—	—	1	—	4		9	27	3	6	7		62	

**gation of powers**

division will be delegating many of its powers to regional, district, metropolitan municipalities and restructured entities. The first phase of this began when the regional municipalities were given the responsibility to monitor decisions of committees of adjustment and land division committees and to comment to the Ontario Municipal Board on local restricted area (ing) bylaws. Further delegation was being considered.

**ganization**

lly, the division worked throughout the to streamline administrative processes. most important aspect of this was a complete review of the division by a management consultant group. The principles put in their report were accepted and a organization structure for the division drawn up.

**community planning advisory branch**

ey element of the reorganization was the creation of the program delivery aspect the regulatory function. This involved establishing a community planning advisory branch with the responsibility for program delivery. The branch is a decentralized institution giving advice to municipalities and public on all aspects of community planning.

**organized plans administration division**

regulatory function is centralized in Queen's Park in a reorganized plans administration division which consists of an organized plans branch and subdivision branch which have the responsibility for the regulatory approvals and work closely with the community planning advisory branch. Also in this division is an operations control branch which has the responsibility to monitor the work of the division and to prepare administrative and policy guidelines and standards to ensure the attainment of established targets.

Government services in the areas of neighborhood improvement, housing rehabilitation and urban renewal are provided by the community renewal branch of the ministry. The specific programs administered by this section include:

**Neighborhood Improvement Program [NIP]**

NIP offers both grant and loan assistance to support municipalities in upgrading older residential neighborhoods. Under the terms of the federal-provincial agreement signed Dec. 10, 1973, principal federal support, through Central Mortgage and Housing Corporation, consists of outright grants equal to 50 per cent of the cost of most elements of the program. Provincial support, through the community renewal branch is a constant 25 per cent. Among the eligible costs are:

*selection and planning of neighborhoods**purchase and clearance of land to build housing for persons of low and moderate incomes**purchase and clearance of land for social and recreational purposes**construction of new buildings or the improvement of existing structures for social or recreational amenities**relocation of persons dispossessed of their homes by the program**development of occupancy and building maintenance standards**administration of the program, including employment of staff.*

For 1974, some 35 Ontario municipalities were allotted a total of \$17 million by the federal government. These municipalities were selected by the community renewal branch in consultation with the Provincial-Municipal Liaison Committee.

**Residential rehabilitation assistance program [RRAP]**

Low and moderate income residents of neighborhoods, selected under NIP, also become eligible under the new federal Residential Rehabilitation Assistance Program, which provides loans and grants for the upgrading of homes to meet occupancy

and building maintenance standards. These funds are directed primarily towards improvements, such as repairs to the structure, plumbing, electrical and heating systems, which would extend the useful life of the home for at least 15 years.

Federal RRAP loans may be up to \$5,000 per dwelling unit for homeowners earning less than \$11,000 annually. These loans may also be made to non-profit corporations and co-operatives and to landlords agreeing to rent control programs. Up to \$2,500 of each loan may be forgiven.

**Ontario Home Renewal Program [OHRP]**

In order to extend the benefits of the federal Residential Rehabilitation Assistance Program (RRAP) beyond the designated sites and the Neighborhood Improvement Program locations, the Ministry of Housing introduced the Ontario Home Renewal Program. This program is available to all municipalities of Ontario, whether urban or rural.

OHRP provides per capita grants to municipalities to administer directly as loans to owner-occupants in that municipality whose adjusted annual family income is no greater than \$12,500. The prime objective of these loans is the repair of faulty structural and sanitary conditions and the upgrading of the plumbing, heating and electrical systems of the residences of the eligible owner-occupant.

The maximum amount of an OHRP loan to an application from the participating municipality shall not exceed \$7,500, less any federal funding. The amount of interest charged on this loan will be determined by the annual family income of the applicant; a portion of the loan may be "forgiven" and therefore need not be paid back, upon completion of a designated number of years of continuous occupancy.

**Other activities**

In 1974 these included:

*a study session for municipal property standards officers, first of its kind in Canada*

*regional workshops on community renewal programs in Grimsby, Thunder Bay, Ottawa, Timmins, Elliot Lake and Barrie*

*evaluation conferences on OHRP in Hamilton and Toronto*

*the commencement of a study of downtown renewal needs in Ontario.*

## Ontario Home Renewal Program

### SUMMARY

Regions	1
Boroughs	4
Cities	16
Towns	40
Villages	9
Townships	60
Area Development Board	1
Improvement Districts	2
<b>Total Municipalities</b>	<b>133</b>

**Total Amount Forwarded** \$10,158,200

### Provincial Grants to Municipalities

Ajax	\$13,745
Alberton Twp.	29,000
Almonte	39,792
Alvinston	7,500
Amabel Twp.	33,012
Ameliasburgh Twp.	43,048
Armstrong Twp.	15,000
Assiginack Twp.	14,500
Atikokan Twp.	47,296
Bastard and South Burgess Twp.	33,876
Bayfield	15,000
Bayham Twp.	10,000
Belleville	26,000
Biddulph Twp.	8,360
Black River-Matheson Twp.	10,046
Blind River	18,578
Blue Twp.	29,000
Brantford	184,335
Brethour Twp.	29,000
Brock Twp.	14,113
Bruce Mines	15,000
Burleigh and Anstruther Twp.	29,000
Caldwell Twp.	8,000
Cambridge	194,685
Camden East Twp.	19,581
Casey Twp.	29,000
Carleton-Place	11,304
Chamberlain Twp.	29,000
Chapleau Twp.	38,896
Chapple Twp.	29,000
Christie Twp.	7,000
Cobalt	16,000
Cochrane	44,180
Coleman Twp.	7,250
Conmee Twp.	29,000
Cornwall	134,016
Cumberland Twp.	8,000

Dilke Twp.	20,000	O'Connor Twp.	29,000
Dresden	8,602	Oliver Twp.	30,600
Dryden	13,060	Omeme	14,500
East Gwillimbury Twp.	63,768	Ops Twp.	15,000
East York	210,680	Ottawa	585,900
Emily Twp.	8,000	Paipoonge Twp.	34,100
Emo Twp.	14,500	Paris	25,100
Englehart	31,636	Parkhill	6,000
Etobicoke	565,996	Peterborough	169,000
Evanturel Twp.	29,000	Pickering	18,200
Fauquier Twp.	30,644	Port Burwell	29,000
Field Twp.	5,000	Port Stanley	31,700
Foley Twp.	7,312	Rainy River	29,300
Fort Frances	15,947	Rear of Leeds and Lansdowne Twp.	8,400
Gauthier Improvement Dist.	29,000	Red Lake Twp.	33,900
Glackmeyer Twp.	14,500	Richmond Hill	100,000
Gore Bay	14,500	Rutherford and George Island Twp.	7,000
Gravenhurst	50,728	St. Catharines	224,500
Grimsby	47,256	Salter, May and Harrow Twps.	7,200
Haileybury	44,544	St. Vincent Twp.	16,000
Hallam Twp.	7,250	Sault Ste. Marie	232,500
Hamilton	607,588	Sarnia	164,300
Hamilton Twp.	54,844	Scarborough	696,500
Harris Twp.	29,000	Seaforth	23,000
Hawkesbury	15,673	South Crosby Twp.	6,200
Hearst	11,164	Spanish River Twp.	43,500
Hilliard Twp.	29,000	Strathroy	53,000
Iroquois Falls	52,028	Sudbury Regional Municipality	496,500
Johnson Twp.	7,250	Tay Twp.	10,900
Keewatin	32,764	Tecumseh	11,100
Kenora	15,000	Thessalon	31,800
Kingston	44,466	Thessalon Twp.	7,000
Kirkland Lake	42,123	Thornloe	29,000
Lakefield	33,716	Thunder Bay	211,900
Larder Lake Twp.	30,380	Tiny Twp.	47,700
Latchford	29,000	Toronto	1,352,700
Leamington	7,932	Vienna	7,200
Lincoln	10,225	Webbwood	29,000
Lindsay Twp.	29,000	Whitchurch-Stouffville	35,600
Medonte Twp.	18,722	Wiarton	33,600
Merrickville	15,000	Winchester Twp.	10,000
Midland	8,310	Windsor	398,500
Mississauga	399,356	Worthington Twp.	29,000
Moosonee Area Development Board	30,068	York	282,300
Morley Twp.	15,000		
Macdonald, Meredith and		Total	\$10,158,200
Aberdeen Twp	30,256		
McCrosson and Tovell Twp.	25,996		
Nakina Improvement Dist.	29,000		
Napanee	44,308		
Newboro	29,000		
New Liskeard	23,000		
Niagara Falls	196,338		
Nipigon Twp.	35,152		
North Plantagenet Twp.	17,000		

light of the fiscal year came in January, when legislation was passed for the establishment of the North Pickering Development Corporation.

corporation is to be responsible for completing a development plan, gaining approval for it under the Planning Act, and implementing the plan under policy guidelines established by the cabinet for this type of urban-agricultural development.

project's planning process was structured in a four-phase schedule, three of which were completed during the report period.

major decisions were made during the year. The first was to locate urban development on the east side of West Duffin Creek with orientation toward Oshawa and to maintain the agricultural use of some 17,000 acres on the west side of the creek to minimize separation from Metro Toronto. The second major decision was to establish a total population of 75,000 persons in the new area, a size suitable for supporting a new downtown.

#### Land Acquisition

offers of compensation and appraisals, as required under The Expropriations Act, were made to expropriated owners by May 4, 1974.

possession of expropriated properties was given to the province by the end of that year.

In January, 1974, it had been decided that an 80-acre open space system on the west and periphery of the site would be established, but no expropriation of land would be carried out in this area. However, if

#### Land Acquisition Statistics

	No. of Properties	Acres
<b>Hamlets</b>		
Acquired by the province	123	84.5
Agreements to resell to original owners	27	
<b>Inner Planning Area</b>		
Purchased by negotiation	274	8,498
Expropriated and settled by negotiation	60	2,240
Expropriated and under negotiation	267	6,133
<b>Open Space System</b>		
Acquired by the province	163	3,480
Under negotiation	63	1,299

property owners had already made plans to move from the site, the province would purchase their lands.

In this regard, a special arbitration procedure was established by order-in-council to provide a mechanism for settling property values if owners did not agree on prices offered by the province.

Two court actions were brought against the ministry:

1. A site resident questioned the validity of the appraisal report accompanying the offer of compensation for his property. The court ruled that while the ministry had complied with The Expropriations Act in providing the

appraisal report, the report was insufficient in detail and should be amplified.

2. Another site resident applied for a postponement of the date for possession of his property. This case was pending at year's end.

Arrangements were made to transfer title to all lands purchased by the province to the Ontario Land Corporation.

#### Summary of Vacant Land [in acres]

	URBAN	AGRICULTURAL	HAMLETS	OPEN SPACE	TOTAL
Arable	167	107	—	66	340
Waste	46	180	—	10	236
Land Pits	452	14	—	6	472
Other Lands	124	146	—	61	331
Total Agricultural	191	249	—	54	494
Area of Pickering	9	5	—	—	14
Reserve	3	—	—	—	3
Reserve	40	164	—	112	316
Area of Markham	—	4	—	—	4
Municipality of York	—	—	—	—	—
Area of Scarborough	—	21	—	—	21
Reserves	—	—	8	—	8
Total Extension to Golf Course	—	—	—	134	134
Total	1,032	—	8	443	2,373

Summary of Licence and Lease Data—March 31, 1975

		Urban	Agricultural	Hamlets	Open Space	Total
RESIDENTIAL LEASES	Parcels	49	67	68	51	235
	Acreage	315	220	35	193	764
	Per Month	\$8,770	\$10,450	\$12,568	\$11,282	\$43,071
Rent Free RESIDENTIAL LICENCES	Parcels	56	56	84	34	230
	Acreage	381	293	47	82	804
	Per Month					
FARM LEASES	Parcels	87	167	NIL	52	306
	Acreage	3,808	5,704	NIL	2,118	11,631
	Per Month	\$6,121	\$9,388	NIL	\$3,753	\$19,263
Rent Free FARM LICENCES	Parcels	28	30	2	4	64
	Acreage	1,346	2,057	40	197	3,640
	Per Month					
COMMERCIAL LEASES	Parcels	17	12	8	3	40
	Acreage	388	155	4	110	657
	Per Month	\$3,580	\$579	\$1,775	\$660	\$6,594
VACANT	Parcels	106	142	19	58	325
	Acreage	1,032	892	8	444	2,376
	Per Month					
TOTAL	Parcels	343	474	181	202	1,200
	Acreage	7,270	9,321	135	3,145	19,872
	Per Month	\$18,471	\$20,418	\$14,344	\$15,696	\$68,929

The Ontario Housing Action Program (OHAP) was established as a separate branch of the Ministry in September, 1973, to implement the recommendations of the Advisory Task Force on Housing Policy for accelerating the production of serviced land for housing. The program was scheduled to end on March, 31, 1976.

The program operates under two basic guidelines:

*The production of serviced land and housing, including housing for low and moderate-income families, is to be carried out by private industry;*

*Partnership of the provincial government, regional and area municipalities and private industry is the quickest and most efficient way to accelerate the provision of serviced land and housing.*

OHAP acts to persuade private industry and government to join the partnership, and assist each member of the partnership in meeting their particular responsibilities to achieve the objectives of the program.

#### 4 Activities

1974, OHAP focused its activities in eight regions where the housing market had been especially difficult for new purchasers. These regions were: Durham, Haldimand-Norfolk, Halton, Hamilton-Wentworth, Metro Toronto, Ottawa-Carleton, Peel and York. The Cities of St. Catharines and Thunder Bay were also included in the program.

OHAP had a staff of 20 in fiscal 1974. This included 12 professional staff to function as regional co-ordinators, intergovernmental planning and engineering co-ordinators and development industry co-ordinators, and clerical staff.

#### Using Starts and Serviced Land Approvals

Fiscal 1974, OHAP carried out negotiations with 107 developers on some 24,267 acres of land. Ninety-five formal agreements between developers and the ministry were prepared. At year's end, 29 of these agreements had been fully executed. The remainder of the agreements were still in the negotiation stages or waiting various approvals. An additional 75 letters of intent were submitted to OHAP from developers and builders.

Agreements with developers resulted in commitments for, or actual starts, of 12,877

housing units, of which 4,104 were started in 1974. Of these 4,104 units, 2,937 were priced for families earning between \$14,500 and \$20,000. 1,167 were priced for families earning less than \$14,500 and for the H.O.M.E. Plan.

As part of OHAP in 1974, mortgage

financing was made available through OMC. The mortgage commitments issued during the year covered 21 housing projects containing 3,999 ownership units.

During fiscal 1974, OHAP assisted in obtaining serviced land approvals for 8,773 dwelling units, exceeding the target of 7,000.

#### Serviced Land Approvals

Municipality	Project	No. Lots [Dwelling Units]
Peel Region		
Mississauga	Cadillac-Fairview —Erin Mills	1,377
Brampton	Bramalea —Residential 10 —Residential 7 —Residential 8	3,836 804 1,541
Ottawa-Carleton Region		
City of Ottawa	Campeau —Western Community	515
Durham Region		
Pickering	Brock Developments	700
<b>TOTAL</b>		<b>8,773</b>

#### Mortgage Financing

Through OHAP agreements with developers in fiscal 1974, OMC provided mortgage financing for families with incomes up to \$20,000 which were not included in the H.O.M.E. Plan. The mortgages were at a below-market interest rate of 10 1/4 per cent, amortized over 35 years on a five-year term, with the loan up to 95 per cent of the selling price. Seventeen developers and builders received mortgaging for 21 separate housing projects covering 3,999 housing units.

Mortgage funds totalling \$151 million were

committed in fiscal 1974. Of this, \$58 million were advanced during the fiscal year, leaving a carryover of \$93 million. Of this \$93 million, \$77 are expected to be advanced in fiscal 1975.

At year end, a limited amount of mortgage financing through OMC was made available for OHAP purchasers. OHAP continued to explore new methods to financially assist developers and home purchasers, outside of direct mortgage financing methods; e.g. interest subsidy.

The following is a breakdown by region of mortgage financing committed at year-end fiscal 1974:

Region	No. of Housing Projects	No. of Homes	*Mortgage Commitments
Metro Toronto	5	1,136	\$40,537,921
Hamilton-Wentworth	1	36	1,593,958
Halton	0	0	0
Peel	3	677	25,059,315
Durham	7	1,094	39,509,919
Ottawa-Carleton	4	508	18,422,553
Haldimand-Norfolk	0	0	0
York	1	548	23,168,685

\*OMC mortgages cover housing units available for purchase only (superintendent's suites, daycare centres etc. are excluded).

## Interest-Free Loans

OHAP provides interest-free loans to regional municipalities for their share of the funding of hard services needed for OHAP projects. Loans are also available to area municipalities for storm drainage.

Accelerated construction schedules for these services are part of the agreement between the Ministry of Housing and municipalities to provide interest-free financing.

In fiscal 1974, interest-free loans were made to four municipalities, totalling \$12,824,333. The loans increased servicing capacities for a potential yield of 49,000 housing units.

Projected OHAP housing starts for 1975 and 1976 resultant from the increased capacities were 2,789 and 4,530 respectively.

OHAP's first interest-free loan went to Nepean Twp., which received a \$2.4 million loan in January, 1975. This loan assisted in the construction of a storm drainage system in the Barrhaven area. The storm sewer will service 1,200 acres of land and permit OHAP starts of 500 in 1975 and 1,500 in 1976.

Ajax received a \$316,000 interest-free loan in March, 1975. This loan aided in the construction of another storm sewer system. Servicing 786 acres, the potential OHAP yield is 1,528 units. OHAP agreements signed or under negotiation with developers in the areas serviced indicate 396 starts in 1975 and 676 in 1976.

The Regional Municipality of Halton was given an \$8,808,333 loan for the expansion of the Burlington Skyway Pollution Control Centre (sewage plant). The money was advanced in March, 1975. Projected housing starts from the expanded sewage treatment capacities are 1,893 in 1975 and 1,893 in 1976. The sewage plant expansion allows for increased servicing to permit an eventual yield of some 40,000 housing units.

The Region of Hamilton-Wentworth was provided with a \$1.3 million loan in March of 1975. This loan was given to assist the construction of a storm and sanitary sewer system in Stoney Creek. As a result of this increased servicing, OHAP is projecting 1,385 starts in 1976. The total projected potential yield from the land serviced is 3,120 housing units.

## Capital Housing Incentive Grants [CHIGs] To Area Municipalities

OHAP made a commitment to area municipalities that any local property tax increases for three years resulting from OHAP development would be a provincial responsibility. This commitment is met by the payment of capital housing incentive grants (CHIGs).

The grants cover the net excess of costs over revenues for the first three complete municipal tax years following the date that the units are started, and they are generally available for home ownership and rental units covered by OHAP agreements with municipalities and started prior to April 11, 1977. The grants are unconditional.

In fiscal 1974, six area municipalities in four regions received CHIGs through OHAP. Total grants committed amounted to \$1,461,748. Of this amount, \$1,133,827 was paid out in the fiscal year, leaving \$327,921 carryover for 1975. The grants covered 2,771 housing units in eight separate housing projects being constructed by 70 developers.

## Municipal Housing Study Grants

Under OHAP, both regional and area municipalities are eligible for housing study grants to defray the cost of studies designed to facilitate residential development. Servicing requirements, feasibility and planning studies are among the subjects for which grants are made.

In fiscal 1974, 22 housing study grants were provided through OHAP to six regional municipalities and 11 area municipalities and amounted to \$1,158,946. Of this amount, \$656,283 were advanced during the year.

Regions receiving housing study grants were: York, Durham (three grants), Haldimand-Norfolk (three grants), Hamilton-Wentworth and Peel.

Area municipalities receiving housing study grants were: Mississauga, Halton Hills, Brampton, Whitby, Newcastle, Sault Ste. Marie, Gloucester, Goulbourn, Stoney Creek, Borough of York and Markham.

At year end, OHAP had received additional requests for housing study grants totalling \$1,059,220. These applications had either been approved for the next fiscal year or were in process of approval.

## Municipal Agreements

Every OHAP development must be covered by agreements bringing together the municipality, the ministry and the developer to determine the responsibilities of each party. Agreements are signed between the minister and the municipality before interest-free loans or capital housing incentive grants are provided.

The agreements provide deadlines for filling requirements needed to expedite housing production. The most common are "two-way" and "three-way" agreements. A two-way agreement means two separate agreements between the minister and the developer and between the minister and the area municipality. Both agreements cover the same project and the same approval and completion dates. A three-way agreement requires signatures from the area municipality, the Minister of Housing and the developer. The three-way agreement can be expanded to include the regional municipality if required.

In fiscal 1974, agreements were signed with municipalities: Nepean Twp. (Ottawa-Carleton); Ajax (Durham Region); Halton Region and Burlington; Hamilton-Wentworth Region and Stoney Creek; Mississauga (Peel Region - two agreements); Hamilton (Hamilton-Wentworth Region); North York (Metro); Scarborough (Metro); and Brampton (Peel Region - two agreements).

	Target Fiscal '74	Y.T.D.	Additional Anticipated	Total Anticipated	Variance
HE UNITS AND UNITS FOR FAMILIES UNDER \$14,500	500	1,167	0	1,167	+ 667
TS FOR FAMILIES EARNING \$10,000 TO \$20,000	1,500	2,937	0	2,937	+ 1,437
TS UNDER OHAP AGREEMENTS WITHOUT SPECIFIC INCOME GES	3,000	0	0	0	-3,000
ALLY APPROVED LOTS BLOCKS—total icipated	7,000	8,773	0	8,773	+ 1,773
AL	12,000	12,877	0	12,877	+ 877

## ONTARIO HOUSING ACTION PROGRAM

Building Starts by Region

/75

Municipality	Project	No. Dwelling Units
ham Region		
Markham	Anglo York Industrial Ltd.	110
	G.R.W. Construction Ltd.	92
	McLaughlin Square Inc.	275
	M.T. & D. Dev. Corp. Ltd.	44
	Robert Mason Constn. Co. Ltd.	119
	Ron Lee Co. (G.R.W. Construction Ltd.)	58
Markham	Shoreham Apts. Ltd. (Satterthwaite Devs. Ltd.)	396
Hamilton-Wentworth Region		
City of Hamilton	Vin-Ton Contracting Ltd.	36
Metropolitan Toronto		
Scarborough	Joseph Chiavatti Constn. Ltd.	28
	W.B. Sullivan/Deltan Realty	282
	W.B. Sullivan/Deltan Realty	45
North York	W.B. Sullivan Constn. Ltd.	705
Region		
Markham	Bramalea Consolidated Ltd.	421
	Vroom Devs. (Central) Ltd.	73
Mississauga	Welglen Construction	186

Ottawa-Carleton Region

Gloucester	Campeau Corp. Ltd.	1
March	Campeau Corp. Ltd.	1
City of Ottawa	Marvo Construction Co. Ltd.	1
	Marvo Construction Co. Ltd.	1
	Minto Construction Co. Ltd.	2

York Region

Markham	W.B. Sullivan/Deltan Realty	5
---------	-----------------------------	---

Total

4,

ONTARIO HOUSING ACTION PROGRAM

Mortgage Commitments

1974/75

Builder	Location	Commitment	Units	Amount
Anglo York Industrial Limited	Oshawa	Mar. 6, 1975	110	4,473,9
Bramalea Consolidated Dev. Ltd.	Bramalea	Oct. 16, 1974	419	14,196,0
Campeau Corporation	Ottawa	Nov. 8, 1974	135	4,491,5
Charter Global Developments Ltd.	Scarborough	Mar. 7, 1975	82	3,744,3
Joseph Chiavatti Constn. Ltd.	Scarborough	Dec. 19, 1974	28	1,100,1
G.R.W. Construction Ltd.	Oshawa	Nov. 21, 1974	92	3,435,7
McLaughlin Square Inc.	Oshawa	Mar. 6, 1975	275	10,989,0
M.T.&D. Developments Corp. Ltd.	Oshawa	Dec. 9, 1974	44	1,561,9
Marvo Construction Co. Ltd.	Ottawa	Dec. 9, 1974	109	4,050,7
Marvo Construction Co. Ltd.	Ottawa	Dec. 9, 1974	58	2,154,0
Robert Mason Constn. Co. Ltd.	Oshawa	Nov. 20, 1974	119	4,366,1
Minto Construction Ltd.	Ottawa	Feb. 21, 1975	206	7,726,2
Ron Lee Company (G.R.W. Construction Ltd.)	Oshawa	Nov. 18, 1974	58	2,481,8
Shoreham Apartments Limited (Satterthwaite Develops. Ltd.)	Ajax	Dec. 10, 1974	396	15,291,0
W.P. Sullivan Constn. Ltd.	North York	Oct. 10, 1974	699	22,849,3
W.B. Sullivan/Deltan Realty	Scarborough	Nov. 5, 1974	282	11,083,0
W.B. Sullivan/Deltan Realty	Scarborough	Nov. 5, 1974	45	1,761,1
W.B. Sullivan/Deltan Realty	Markham	Dec. 20, 1974	548	23,168,6
Vin-Ton Contracting Limited	Hamilton	Mar. 10, 1975	36	1,593,9
Vroom Developments (Central) Limited	Brampton	Dec. 2, 1974	73	3,116,6
Welglen Construction	Mississauga	Mar. 6, 1975	185	7,746,1
<b>Totals</b>			<b>*3,999</b>	<b>\$151,384,</b>

\*Units available for purchase only—does not include superintendent's suites etc.

NOTE: There is a difference of 105 units between housing starts (4,104) and the units receiving OMC commitments (3,999). This is because not all units covered by OHAP agreements were OMC financed and because one 82-unit project did not start until the fiscal year 1975.

**Ontario Housing Action Program  
Housing Study Grants  
Approved to March 31, 1975**

**Development Processing Studies**

Date of Approval	Municipality	Study Description	Grant
September 6, 1974	Halton Hills	Development Plan (Phase I)	\$ 33,247
September 13, 1974			
September 2, 1974	Whitby	Secondary Plans	50,000
September 23, 1974	Newcastle	Secondary Plans (Part I)	100,000
September 17, 1974	Gloucester	Planning and Engineering (Southern Growth Area)	30,000
September 17, 1974	Goulbourn	Planning (Hazeldean North)	16,000
September 23, 1975	Stoney Creek	Secondary Plans, etc.	44,000
September 7, 1975	Haldimand-Norfolk	Planning	39,700
September 11, 1975	Markham	Official Plan	95,000
September 10, 1975	Markham	Secondary Plans	43,000

**Engineering Studies**

Date of Approval	Municipality	Study Description	Grant
September 18, 1974	Durham	Preliminary Engineering	\$ 62,500
September 22, 1974	Haldimand-Norfolk	Preliminary Engineering	92,150
September 15, 1975	Hamilton-Wentworth	Transit Analysis	7,150
September 31, 1975	Durham	Preliminary Engineering	28,500

**Policy Determination Studies**

Date of Approval	Municipality	Study Description	Grant
February 26, 1974	Oakville	Development Impact	\$ 25,000
February 26, 1974	COLUC	Residential Land Requirements	13,750
February 26, 1974	COLUC	Housing Model	4,000
March 30, 1974	Mississauga	Official Plan Review	100,000
September 6, 1974	York Region	Financial Impact	25,000
September 26, 1974	Brampton	Financial Impact and Official Plan Update	100,000
September 18, 1974	Durham	Economic Base	90,000
September 26, 1974	Sault Ste. Marie	Housing Policy and Planning	49,000
September 10, 1975	Haldimand-Norfolk	Housing Policy	26,000
September 23, 1975	Peel	Housing Policy	95,600
September 29, 1975	Borough of York	Housing Policy	18,100

**Applications for Fiscal '75 Housing Study Grants**

**Grants at Year-end Fiscal '74**

Markham—Planning	\$ 50,660
Markham—Planning	39,600
Markham—Planning	32,310
Hamilton-Wentworth—Housing Policy	22,150
Hamilton—Housing Policy	50,800
Hamilton-Wentworth—Settlement Capability	50,000
Markham—Planning	29,200
Markham—Housing Policy	81,000
Guelph—Pre-engineering	11,000
Guelph—Housing Policy	20,000†
North York—Housing Policy	20,000
Guelph—Housing Policy	20,000

Vaughan—Planning	195,000††
Whitby (Brooklin)—Planning	110,000††
*Newcastle—Planning (2nd Grant)	120,000
Pickering—Housing Policy	21,500
Ottawa-Carleton—Housing Policy	80,000
Ottawa-Carleton—Planning	45,000
**Markham—Planning	10,000
Goulbourn—Housing Policy	8,500
**Goulbourn-Markham—Storm Drainage	15,000
Goulbourn—Planning	7,500†
Thunder Bay—Housing Policy	20,000†
<b>TOTAL</b>	<b>\$1,059,220</b>

\*Approval procedures underway

\*\*Approved by minister

†OHAP cost estimate

††Cost estimate may be substantially reduced

### Community Sponsored Housing

The Community Sponsored Housing Program, designed to supplement federal initiatives in this area, was introduced in March, 1974, following amendments to the National Housing Act and, in particular, programs covered by sections 15.1 and 34.18—non-profit and continuing co-operative housing programs.

The province makes available to eligible non-profit or co-operative groups which receive federal financing, grants equivalent to 10 per cent of the total cost of a housing project. In order to qualify for these grants, the group is required to make available a percentage of its units to people in need of rent-gearied-to-income assistance under the Rent Supplement Program.

In April, 1974, the minister's advisory committee on non-profit and co-operative housing was established. This advisory committee was made up of representatives from "the third sector", and from all regions within the province. At the same time the hiring of staff for the new branch was begun.

At this point the minister's advisory committee decided to meet regularly to develop guidelines for the Community Sponsored Housing Program. The committee's first report, dealing with the bulk of the guidelines relating to the programs was approved by the minister in July, 1974.

The goals established for the first year included the production of 2,000 units for people of low to moderate incomes, of which 500 units would be eligible for rent supplements. A total budget of \$4.1 million was provided by the province.

The first applications under the program began to arrive in September, 1974. Between then and March 31, 1975, a total of 23 applications representing 2,528 units were received. All but three of those applications had been processed by the end of the fiscal year. One had been deferred pending outcome of an Ontario Municipal Board hearing and the third had been deferred pending an audit acceptable to the ministry.

The fiscal year ended with a total of 2,383 units approved, of which 1,258 units were recommended for inclusion in the Rent Supplement Program.

Of the units approved, 1,595 involved new construction while 798 represented the renovation of existing units. A total of 627 units were designed for family accommodation and 1,766 for senior citizens. Of the 2,393 units approved, 2,145 had actually been started or had been acquired prior to the end of March, 1975.

In addition, sector support, occupied the attention of the minister's advisory committee through the summer. Recommendations were presented to the minister in a report dated September, 1974. These recommendations were still under active consideration at the close of the fiscal year.

The success of the Community Sponsored Housing Program during its first year in operation has been most encouraging. However, it should be noted that a trend toward the development of senior citizen units has emerged at the expense of family units.

### Municipal Land Assembly

Between July, 1974 and March, 1975, the municipal land assembly section made contact with 110 municipalities. Staff met municipal officials and elected representatives in many areas to discuss land assembly.

The main objective was to inform the local governments about the Municipal Land Assembly Program and to offer assistance to communities wishing to acquire and/or develop land for housing.

Fifty-five per cent of the municipalities contacted showed interest in the program and 36 per cent (40 communities) began preparing the required statement of housing policy.

Eighteen of those statements were reviewed by section staff by year's end and reports were sent to the policy and program development secretariat.

Procedural guidelines for the operation of the program, including criteria for the equitable allocation of available funds, were being developed at year's end in consultation with Central Mortgage and Housing Corporation, ministry branches and municipal representatives.



Ministry of  
Housing

Ontario  
Housing  
Corporation

The Honorable John Rhodes  
Minister of Housing  
Parliament Buildings  
Queen's Park  
Toronto, Ontario

In behalf of the Board of Directors, it gives  
the great pleasure to present to you the annual  
report and statements of accounts of Ontario  
Housing Corporation and Ontario Student  
Housing Corporation for the year ending  
December 31, 1974.

Respectfully submitted,

Emerson E. Clow  
Chairman

**BOARD OF DIRECTORS**  
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**Ontario Student Housing Corporation**

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**REPORT OF THE CHAIRMAN OF THE  
BOARD**

The modified tender call highlighted in last year's report continued to be the major technique for the production of assisted rental housing for ownership by OHC. In all, 102 tender calls were issued and while some problems developed with respect to the new technique, this method of tendering was quite successful. It was found that better designed projects on sites suitable to all levels of government were brought on stream within a reasonable time period.

During 1974, two trends affecting the assisted rental housing program became evident. In large municipalities such as Ottawa and London, the production of new senior citizen projects has satisfied the present waiting list. Consequently, in the future, most of the production will be in the form of projects in smaller communities thereby placing a greater demand on the resources of the corporation.

For a variety of reasons, most notably ratepayer and municipal resistance, the production of family rental housing through new construction has been restricted. As there are no signs of this trend reversing, the supply of family housing will depend primarily on the Rent Supplement Program and other programs of integration.

During late fall, 1974, the special committee on public housing management reactivated an earlier program which had been established in 1972 as a result of the government's decision to continue and expand the system of local housing authorities (LHAs). The primary objective is to reorganize the housing authority system and incorporate into it all of those public housing portfolios now managed directly by the corporation.

The program, which will be an ongoing one until the original program objective is met, is expected to result in the realization of approximately 55 LHAs in the province, including some already established, some new and some restructured.

## RENTAL HOUSING

The signing of an innovative management agreement with tenants of Canada's oldest public housing project, Regent Park, and an escalation of public opposition to public housing development were significant features of rental housing in 1974.

The corporation's rental housing activity reached 88,337 units, an increase of 2,874 over 1973. This includes all categories: units under management, in construction and pre-construction.

The number of units completed during this year was 6,399 (3,232 family units; 3,167 senior citizen units), a decrease of 3,098 compared with 1973's figure of 9,497.

Construction was begun on 4,686 units (494 family, 4,192 senior citizen), a decrease of 2,106 from 1973's total of 6,792.

At the end of 1974, OHC's rental housing portfolio totalled 64,869 units under management, of which 46,169 were for families and 18,700 for senior citizens. In Metro there were 28,473 dwellings, with 36,396 in other municipalities.

OHC sold 114 units to qualified tenants under the Tenant Purchase Program compared to 223 units in the previous year.

### The Rent Supplement Program

This program provides rent-gearied-to-income accommodation within the private sector to applicants from OHC's waiting list.

During 1974, proposal calls inviting landlords to participate in the program were advertised in 21 municipalities. In the larger municipalities proposals were called for various dates, e.g. Metro Toronto seven closings, Burlington four closings, Hamilton five closings, Mississauga five closings.

In response to the above advertisements, offers were received for 2,183 units at 221 locations which resulted in the acceptance of 929 units. As of Dec. 31, 1974 there were 3,136 units throughout the province available under the Rent Supplement Program.

### The Community Integrated Housing Program

In 1973, the Community Integrated Housing Program was introduced to stimulate participation by the building industry to provide additional stock of rental housing. The province provides secondary mortgage financing to builders in return for a guaranteed percentage of the units produced being made available for OHC's Rent Supplement Program.

Up to the end of 1974, seven applications were approved, providing a total of 1,179 units for the rental market, including 345 units available for the Rent Supplement Program.

### Ten per cent for H.O.M.E. Plan

OHC purchased 120 H.O.M.E. Plan houses for rental to low-income families and turned them over to property management. With the approval of participating municipalities, these units were located in H.O.M.E. Plan subdivisions in nine municipalities.

There were over 206 houses under construction during this year and it is expected these will be turned over to property management next year. Twenty-four municipalities approved the provision of public housing in the H.O.M.E. subdivisions and five others rejected the program.

### Northern Ontario Assisted Housing [NOAH]

The challenge of building in Northern Ontario introduced new techniques which included sectional homes clad with fibreglass and aluminum siding and with wood-panelled interiors. These were produced in a factory and transported to prepared foundations at various site locations for assembly.

By the end of the year under review, sites in seven communities were prepared to receive 64 prefabricated units, complete with water system, septic tanks and foundations. A total of 56 units had been erected and were in various stages of completion. Work was underway on development of sites and installation of another 18 houses. Surveying the need and demand in designated northern communities for a further 100 units was in progress.

### Dundas/Sherbourne—Toronto

During 1974, the drawings and tender documents for the redevelopment project were completed. The plan, under the guidance of a technical steering committee and the Toronto/OHC partnership, called for the existing buildings to be rehabilitated and new construction to be on an in-fill basis, providing a total of 377 units. Prior to the successful tendering and construction start late 1974, the corporation, as partner in the agreement, authorized the transfer of the ownership of the project to the City of Toronto Non-Profit Housing Corporation.

### Mohawk Gardens—Hamilton

With the assistance of a technical steering committee composed of local residents, technical representatives, and the three levels of government, a consortium of architects completed the redevelopment study of Mohawk Gardens. The proposed housing composition calls for 703 housing units to be made up of existing semi-detached houses, renovated existing houses, new houses and senior citizen housing, all to be spread over the 76-acre site. The scheme also calls for substantial playground and park facilities. Further engineering studies are now being carried out prior to the preparation of tender drawings for the multi-phase project.

## Block—Toronto

end of 1974 saw the completion of the drawings and tender documents for the Hydro Block property in the core area of Toronto. The final design concept calls for a total of 153 units made up of 114 units in a new low-rise building and 39 units from the rehabilitation of existing houses.

## Ontario Student Housing Corporation

ing in the capacity of development agent, Ontario Student Housing Corporation is in the preparation of modified tender drawings for the University of Toronto, Keele College Campus. The residence is expected to provide accommodation for 130 single and 30 married students.

year-end student accommodation totals remain unchanged from 1973, at 12,218 units located at 14 colleges and universities across Ontario.

## Centralization

1973 a policy of greater decentralization of housing management throughout the province was pursued. Now, after two years, the six branches established have achieved most of the original goals set for them. On-the-spot advice in the form of administrative, maintenance and financial advice, is available to the many smaller management portfolios which in the past were required to deal directly with Toronto.

A program for the expansion of the concept of local housing authorities is well under way in many communities, where housing is now directly managed by OHC.

## Tenant Placement Waiting List as of December 31, 1974

Family (Province).....	8,931
(Metro Toronto) .....	8,006
Total Family .....	16,937
Senior Citizens (Province).....	18,937
(Metro Toronto) .....	2,907
Total Senior Citizens .....	21,825
Total Waiting List .....	38,762
(Family and Senior Citizens) .....	38,762

The operating agreement between Metro and OHC was amended to include a one-year residence requirement, effective Sept. 24, 1974. This restriction was not made retroactive and applicants who applied prior to that date are being considered.

## Special Management Approaches

In June 1974, with prior approval of the board of directors, the corporation entered into a tenant management contract with the Regent Park Community Improvement Association for a period of one year expiring May, 1975.

This contract approved the forming of a management advisory committee consisting of four tenants from Regent Park and four district staff members. This committee reviews cases where a tenant may wish to appear where the corporation is recommending lease termination action as a result of rent arrears, antisocial behavior, other lease infractions or transfer appeals. In addition, matters relating to the Regent Park operating budget, modernization and improvements have been discussed and priorities agreed upon for both 1974 and 1975 recommended budgets.

As part of this agreement, the Regent Park Community Improvement Association has employed one manager, one secretary and 24 unit representatives. These tenant representatives have taken on several areas of responsibility such as soliciting tenant co-operation in working with caretaking and maintenance staff in improving maintenance standards. They also enforce parking regulations and assist in registration of tenant vehicles. Their vigilance and community participation has also reduced acts of vandalism in the area.

Training seminars have been held for both

tenant members of the management advisory committee and unit representatives on subjects such as the rent scale, methods of rent calculation, maintenance, security, legal aspects pertaining to the Tenant and Landlord Act and many other subjects. These seminars have been sponsored by OHC's district staff, legal branch and security personnel.

## Community Relations Branch

Professional development workshops were held for community relations workers and managers in Toronto and other centres around the province. It has been the custom that monthly professional development seminars are held with academic, community welfare, provincial and municipal political representatives, and social agency representatives as guest speakers.

## Maintenance Engineering Branch

The decentralization of operational and day-to-day maintenance was completed in 1974 for the six branch offices in the province and was well under way in 10 district offices in Metro. Items such as landscape and site maintenance, snow ploughing, snow removal, garbage collection and painting, are considered operational maintenance.

Public tenders were called and work completed on site upgrading at 75 projects, including major projects such as:

*Yorkwoods Village, North York*

*Flemington Park, North York*

*Britannia Woods, Ottawa*

*Thistletown [phases I and II], Etobicoke*

*Confederation Court, Ottawa*

*Ridgemount Court Terrace, Ottawa*

*South Regent Park, Toronto*

Rent-Geared-to-Income Housing Units by Municipality

As at December 31, 1974

Municipality	Under Construction		Under Management	
	Family	Senior Citizen	Family	Senior Citizen
Alexandria	—	20	15	—
Alliston	—	—	—	30
Almonte	—	—	12	16
Amherstburg	—	41	25	26
Armstrong Twp.	—	—	12	21
Arnprior	—	—	83	24
Aroland**	10	—	—	—
Arthur	—	10	—	14
Assiginack	—	16	—	—
Atikokan	—	35	26	—
Aurora	—	—	—	83
Aylmer	—	—	15	36
Barrie	—	—	74	151
Belle River	—	162	210	163
Black River/Matheson	10	11	—	24
Blenheim	—	40	—	—
Blind River	—	—	28	13
Bracebridge	—	—	16	12
Brampton	—	45	98	48
Brantford	—	201	200	283
Brighton	—	—	—	31
Brock	—	26	—	—
Brockville	—	82	108	95
Burford	—	—	—	12
Burk's Falls	—	23	4	4
Burlington	—	109	54	141
Caledon	—	16	—	12
Cambridge	—	—	369	433
Campbellford	—	—	—	35
Capreol	—	—	—	20
Cardinal	—	23	—	16
Carleton Place	36	—	26	37
Chapleau	—	—	13	13
Chatham	—	—	—	141
Chesley	—	12	—	26
Clinton	—	—	12	18
Cobalt	—	—	—	23
Cobourg	—	—	18	—
Cochrane	—	37	46	15
Colborne	—	39	—	20
Collingwood	—	—	46	53
Cornwall	—	150	188	105
Delhi	—	—	22	15
Dinorwic**	10	—	—	—
Dryden	—	60	—	20
Dundalk	—	14	—	11
Dunnville	—	—	41	34
Durham	—	—	6	47
Ear Falls	—	—	100	—
Eganville	—	—	—	26
Elmvale	—	14	—	—
Elora	—	—	—	20
Emo	—	20	—	—

Englehart	—	—	—
Erin Twp.	—	—	—
Espanola	—	29	20
Essex	—	103	—
Exeter	—	32	—
Fauquier	—	22	—
Fergus	—	—	18
Flesherton	—	—	—
Fort Erie	—	—	54
Fort Frances	—	—	50
Frankford	—	20	—
Gananoque	—	51	—
Georgina	10	40	—
Geraldton	—	20	—
Goderich	—	—	68
Gore Bay	—	—	—
Gravenhurst	—	33	14
Guelph	—	218	268
Haileybury	—	—	—
Haldimand	—	20	—
Halton Hills	—	—	18
Hamilton	66	710	2,131
Hanover	—	19	8
Harriston	—	—	—
Havelock	—	20	—
Hawkesbury	—	—	76
Hudson**	12	—	6
Huntsville	—	—	6
Ingersoll	—	—	37
Iroquois Village	—	42	—
Iroquois Falls	—	25	40
James	—	23	—
Kapuskasing	—	—	54
Kemptville	—	35	—
Kenora	—	40	53
Kincardine	—	—	16
Kingston	—	—	600
Kingsville	—	—	—
Kirkland Lake	—	—	30
Kitchener	—	61	696
Leamington	—	41	16
Lindsay	—	65	67
Listowel	—	27	10
London	—	217	854
Longlac	—	—	12
Madoc	—	21	—
March	—	40	—
Markdale	—	20	—
Mattawa	—	—	30
Meaford	—	—	10
Merrickville	—	20	—
Michipicoten	—	—	10
Midland	—	—	58
Milton	—	59	—
Milverton	—	—	—
Minaki**	—	—	20
Mississauga	—	—	138

nicipality	Under Construction		Under Management	
	Family	Senior Citizen	Family	Senior Citizen
chell	—	—	10	29
ore Twp.	—	16	—	12
osonee	10	28	63	—
unt Forest	—	—	—	11
rina	8	—	—	—
nticoke	—	—	—	26
panee	—	—	34	68
pean	—	34	—	20
rbury	—	—	6	—
ncastle	—	—	—	35
w Liskeard	—	—	—	40
market	—	—	—	153
agara-on-the-Lake	—	40	—	—
agara Falls	—	—	206	283
kel Centre	—	—	9	—
orth Bay	—	—	117	241
rwich	—	—	—	11
erville	—	—	165	339
angeville	—	—	8	23
ilia	—	—	56	27
hawa	—	—	365	81
awa	155	805	3,322	3,780
en Sound	—	—	148	166
merston	—	—	16	16
ris	—	—	6	24
rkhill	—	—	—	10
erry Sound	—	—	30	20
mroke	—	15	111	53
netanguishene	—	15	26	20
orth	—	—	14	37
terborough	—	—	369	215
rtola	—	—	—	24
pton	—	—	30	16
nt Edward	—	—	—	10
rt Colborne	—	—	—	83
rt Elgin	—	—	—	32
rt Hope	—	—	23	57
escott	—	—	79	31
iny River	—	—	—	15
yside-Balfour	—	—	28	—
d Lake	—	24	10	—
nfrewe	—	42	80	12
chmond Hill	—	66	—	123
getown	—	—	—	11
dney	—	—	—	11
Catharines	—	197	400	286
Marys	—	32	—	—
Thomas	—	—	147	96
rnia	—	—	234	292
ult Ste. Marie	—	174	313	258
uant Lake**	8	—	—	—
ugog	—	—	—	30
aforth	—	—	—	21

Shelburne	—	—	—	30
Simcoe	—	—	36	28
Sioux Lookout	6	23	6	14
Smiths Falls	—	—	48	40
Southampton	—	40	—	—
South River	—	—	12	—
Stayner	—	—	—	15
Stirling	—	—	—	24
Stoney Creek	—	—	—	43
Stratford	—	102	150	166
Strathroy	—	—	—	25
Sturgeon Falls	—	58	20	20
Sudbury	—	—	999	644
Sultan**	10	—	—	—
Tavistock	—	—	—	27
Teeswater	—	—	—	12
Thessalon	—	—	10	—
Thornbury	—	—	—	36
Thunder Bay	—	222	435	291
Tilbury	—	—	17	16
Tillsonburg	—	—	28	68
Timmins	—	60	128	232
Trenton	—	—	42	33
Tweed	—	—	—	20
Uxbridge	—	51	—	—
Vanier	—	—	15	51
Vaughan	—	—	—	32
Walkerton	—	24	6	—
Wallaceburg	19	49	—	35
Waterloo	—	—	141	61
Welland	45	—	88	115
Westport	—	21	—	—
Whitby	—	—	—	97
Whitchurch/Stouffville	—	—	—	51
Wiarton	—	30	—	—
Windsor	—	430	1,655	1,022
Wingham	—	28	10	36
Woodstock	—	—	70	143
Woolwich	—	—	—	46
Sub-Total	415	5,905	17,696	18,700

\*\*Unorganized Territory

**Metro Toronto:**

Toronto	—	—	9,492	—
Etobicoke	255	—	2,764	—
Scarborough	—	—	7,988	—
York	253	—	1,186	—
East York	—	—	304	—
North York	268	—	6,739	—
Sub-Total	776	—	28,473	—
Total Ontario	1,191	5,905	46,169	18,700

**Land holdings and acquisition**

OHC land inventory stood at 22,137 acres at year end, of which 2,817 acres are in the planning process with the balance being held for future development. During the year, OHC acquired 2,000 fully serviced land units in Geraldton, Goderich, Goulbourn Twp., Perth, Sault Ste. Marie, Sudbury, Thunder Bay and Windsor.

By the end of the year, OHC was not undertaking major land banks but acquired raw land in the following municipalities: Cobourg 1.5 acres, Dryden 25, Ear Falls approximately 47, Red Lake 156, Sault Ste. Marie 150.17, Welland 45 and Windsor 316.

**Land development****HAMILTON**

The servicing of the Lawfield West and Gourley subdivisions was completed and construction of houses commenced, with each subdivision containing 650 units. Draft plans were submitted to the Ministry of Housing for the Berrisfield (approximately 100 units) and Gilbert (approximately 129 units) subdivisions, with servicing expected to commence in late 1975. Stage 3 of the Red Hill Creek trunk sewer was completed in 1974.

**MALVERN**

The draft plan for Neighborhood 1 was approved at the first of the year and by the end of 1974, the road grading contract was completed. Installation of services in Neighborhood 7 was almost complete by year end. Servicing proceeded on schedule in Neighborhood 9 and the underground services and road bases were completed by mid-year. In the latter part of the year under review, trunk sewers were constructed to connect with a new Metro trunk to permit house construction in additional neighborhoods. In Neighborhood 9—286 land units were offered to builders and a lottery was scheduled for early 1975 to distribute the houses to the public. The draft plan for Neighborhood 10 was submitted to the ministry for approval and the contract for park landscaping and tree planting was completed in Neighborhood 11. Draft plan approval was received in August for Neighborhood 12 and engineering design was well underway.

**SALTFLEET**

In the spring of 1974, a tender was awarded in the amount of \$7.5 million for the installation of underground services and roadways in Phase 1, Stage 1 of the Saltfleet Community Development. Servicing proceeded on schedule and approximately 254 low density units were allocated to builders prior to the end of the year.

During 1974, negotiations with both the Hamilton-Wentworth Roman Catholic Separate School Board and the Wentworth Board of Education were concluded with agreement by each of the school boards to purchase one school site each.

**MARKETING**

At the end of the year, land development 19 subdivision projects throughout the province, with draft plan approval, which involved over 1,000 acres of land with a potential production of serviced land for more than 6,300 housing units.

A program for the development of condominium projects on provincially controlled lands in various municipalities is underway in 1974. Over a three-year period some 6,000 condominium units should be generated by the program.

During the year, 3,908 land units were marketed in 28 municipalities under the lease program, bringing the total number of units transacted since 1967 to 16,979.

Several policy changes were implemented. The use of a target price for different municipalities replaced fixed building prices across the province.

The lottery procedure for marketing and allocating houses in H.O.M.E. Plan subdivisions was adapted and used in Toronto, Ottawa, Hamilton, London and Thunder Bay.

Maximum income limitations were increased from \$12,700 to \$14,500 for a single-income family and \$17,000 for a two-income family.

## M.E. PLAN LOT LEASING BY MUNICIPALITY

at December 31, 1974

Municipality	Number of Lots Transferred to House Buyers
herstburg	158
prior	105
leville	75
mpton	5,342
ckville	326
netville (Kapuskasing)	103
leton Place	44
atham	157
nguacousy (see Brampton)	—
nwall	55
Falls	13
t Gwillimbury	100
anola	87
son (Nickel Centre)	34
ucester	704
ulbourn	732
elph	222
ilton	1,871
arst	85
hora	46
ardine	38
gston	124
gston Twp.	300
chener	50
ndon	1,261
ore Twp.	50
bean Twp.	329
rv Liskeard	30
th Bay	112
en Sound	99
erborough	229
rolia	91
t Elgin	74
t Hope	13
scott	12
nrew	30
Catharines	290
Thomas	301
nia	169
isbury	38
ck Twp. (Kirkland Lake)	10
nder Bay	46
mins	196
nton	143
llaceburg	173
ndson	864
odstock	179
Total — excluding Metro Toronto	15,510
Metro Toronto	
lvern	1,154
bleford Farm	18
stletown	297
Total — Metro Toronto	1,469
Total Ontario	16,979

ONTARIO HOUSING CORPORATION

Financial Statements

Year ended December 31, 1974

ONTARIO HOUSING CORPORATION

Incorporated without share capital under  
The Ontario Housing Corporation Act

Balance Sheet

December 31, 1974

Assets	1974	1
Cash	\$ 767,804	\$ —
Accounts receivable	15,390,301	10,657,
Operating funds due from the Treasurer of Ontario (Note 3)	19,274,214	22,917,
Other assets (Note 2a)	2,074,555	882,
Mortgages and loans receivable	4,068,359	3,981,
Investment in properties under agreements for sale	7,918,751	8,028,
Land leased, at cost	73,761,477	53,144,
Investment in properties under development (Note 4)	395,173,174	264,292
Rental housing properties, at cost, less accumulated amortization of \$10,519,960; 1973—\$7,707,498 (Note 2b)	868,829,893	730,621
	\$1,387,258,528	\$1,094,526
Assets of mortgage guarantee and property damage funds (Schedule 1)	\$ 4,932,411	\$ 3,733

On behalf of the Board:

E. E. Clow, *Chairman*

R. W. Riggs, *Vice-Chairman*

liabilities	1974	1973
Bank indebtedness.....	\$    -	\$ 10,312,817
Accounts payable and accrued liabilities.....	60,863,716	70,524,130
Balances and deposits on construction contracts.....	20,650,514	17,778,972
Mortgages, debentures and similar indebtedness		
Central Mortgage and Housing Corporation.....	845,335,322	762,020,126
Other.....	4,943,205	5,076,787
Capital indebtedness to the Treasurer of Ontario.....	454,046,799	227,595,930
Deferred income.....	1,418,972	1,217,560
Reserves of mortgage guarantee and property	<u>\$1,387,258,528</u>	<u>\$1,094,526,322</u>
Mortgage funds (Schedule 1).....	<u>\$4,932,411</u>	<u>\$3,733,708</u>

notes to financial statements.

ONTARIO HOUSING CORPORATION  
Statement of Operations  
Year ended December 31, 1974

1974

**Loss on Public Housing Operations**

Provincial housing operations			
Rental revenue	\$ 51,419,627	\$ 42,965	
Expenses			
Property operating expenses	61,625,161	42,441	
Grants in lieu of municipal taxes	19,657,401	15,790	
Amortization (Note 2b)	59,260,729	47,855	
	140,543,291	106,088	
Loss on provincial housing operations (Note 5)	89,123,664	63,123	
Less: Share of loss charged to Central Mortgage and Housing Corporation and municipalities	51,215,234	36,280	
	37,908,430	26,842	
Federal-Provincial housing property losses—net (Note 6)	1,258,307	1,075	
Loss on public housing operations	39,166,737	27,918	

**Other Revenue and Expenses**

Other revenue			
Interest	2,734,175	2,018	
Income from leased land	5,395,684	4,044	
Gain (loss) from sale of real property	309,443	(152)	
Administration and management fees (Note 2c)	345,786	1,149	
Sundry	4,498	30	
	8,789,586	7,090	
Other expenses			
Interest (Note 2d)	4,050,340	1,481	
Administration (Schedule 2)	8,822,979	8,280	
	12,873,319	9,971	
Net other expenses	4,083,733	2,671	
Net operating loss for the year	\$ 43,250,470	\$ 30,590	

**See notes to financial statements.**

ONTARIO HOUSING CORPORATION  
Statement of Operating Funds from the Treasurer of Ontario  
Year ended December 31, 1974

	1974	1
Balance, beginning of year	\$22,917,929	\$ 1,414
Add: Net operating loss for the year:		
Ontario Housing Corporation	43,250,470	30,590
Ontario Student Housing Corporation (Note 3)	36,910	15
	66,205,309	32,019
Less: Funds provided during the year	46,931,095	9,101
Balance, end of year	\$19,274,214	\$22,917

**See notes to financial statements.**

**TARIO HOUSING CORPORATION**  
 Mortgage Guarantee and Property Damage Funds  
 For ended December 31, 1974

**SCHEDULE 1**

		<b>1974</b>	<b>1973</b>
Assets			
Mortgage guarantee fund			
from Ontario Mortgage Corporation	\$ 268,638	\$ 97,615	
from Ontario Housing Corporation	231,497	61,319	
securities, at cost, including accrued interest (Market value \$3,464,338; 1973-\$3,056,812)	(967)	(74)	
Mortgages receivable on properties in process of foreclosure	3,970,346	3,184,904	
Real estate acquired by foreclosure, at cost	65,376	35,186	
Mortgages receivable arising from sale of real estate	27,667	38,190	
Property damage fund	80,769	—	
Real estate	4,643,326	3,417,140	
Property damage fund			
Real estate	33,209	42,760	
from Ontario Housing Corporation	(14,302)	1,485	
securities, at cost, including accrued interest (Market value \$243,357; 1973-\$261,303)	270,178	272,323	
Property damage reserve	289,085	316,568	
	<b>\$4,932,411</b>	<b>\$3,733,708</b>	
Reserves			
Mortgage guarantee reserve (Note 7)			
Real estate	\$ 913,978	\$3,920,531	\$3,006,553
Interest income	299,941	720,498	420,557
Mortgages receivable acquired through settlement of claims	68,804	103,990	35,186
Real estate acquired through settlement of claims	29,566	111,291	81,725
	<b>1,312,289</b>	<b>4,856,310</b>	<b>3,544,021</b>
Reserves			
Claims paid including expenses	98,370	215,281	116,911
Net (profit) loss on operation and disposal of real estate	(12,267)	(2,297)	9,970
	<b>86,103</b>	<b>212,984</b>	<b>126,881</b>
Property damage reserve (Note 8)			
Real estate	197,722	997,849	800,127
Interest income	24,583	86,042	61,459
	<b>222,305</b>	<b>1,083,891</b>	<b>861,586</b>
Reserves: Property damage losses			
Real estate	249,788	794,806	545,018
	<b>(27,483)</b>	<b>289,085</b>	<b>316,568</b>
	<b>\$1,198,703</b>	<b>\$4,932,411</b>	<b>\$3,733,708</b>

notes to financial statements.

**TARIO HOUSING CORPORATION**  
 Administration Expenses  
 For ended December 31, 1974

**SCHEDULE 2**

		<b>1974</b>	<b>1973</b>
Salaries		\$ 9,481,158	\$ 8,436,071
General and office expenses		2,582,722	2,089,166
Transportation and communication		958,719	765,315
Supplies and equipment (Note 2a)		868,810	724,738
Construction supervision		398,646	318,193
Management agents' and housing authorities' charges		3,429,822	2,936,663
Other		340,165	451,624
	<b>18,060,042</b>	<b>15,721,770</b>	
Reserves: Recovery of administration expenses		<b>9,237,063</b>	<b>7,441,408</b>
	<b>\$ 8,822,979</b>	<b>\$ 8,280,362</b>	

notes to financial statements.

# ONTARIO HOUSING CORPORATION

## Notes to Financial Statements

December 31, 1974

### 1. COMPARATIVE FIGURES

Comparative figures have been reclassified where necessary to conform to 1974 presentation.

### 2. ACCOUNTING POLICIES

#### (a) Other Assets

Appliances valued at \$45,405 were in storage as at December 31, 1974, and are included in other assets. These appliances will be charged to property operating expenses at the time they are removed from storage and utilized in specific rental housing properties.

Furniture and equipment purchases for general office use are charged to supplies and equipment in the year of acquisition.

#### (b) Rental Housing Properties, At Cost, Less Accumulated Amortization

Land and building costs are being amortized over the term of the corresponding indebtedness.

#### (c) Administration and Management Fees

Management fees relating to the operation of Ontario Student Housing Corporation in the amount of \$25,000 are included in this total by agreement between the Corporation and Ontario Housing Corporation.

For the year ended December 31, 1973, Ontario Housing Corporation provided administrative services to Ontario Mortgage Corporation and charged the cost of these services to the latter Corporation. The fee agreed upon for that year was \$900,000.

Effective January 1, 1974, Ontario Mortgage Corporation assumed responsibility for all direct administration expenses relating to Corporation activities.

#### (d) Capitalization of Costs

Carrying charges, consisting principally of interest and grants in lieu of municipal taxes attributable to properties under development, are capitalized as part of the cost thereof.

### 3. OPERATING FUNDS DUE FROM THE TREASURER OF ONTARIO

During 1974 Ontario Student Housing Corporation recovered development costs of \$25,579 which were written off in the prior year. Accordingly, the excess of expenses over revenue for 1973 for that Corporation has been restated.

### 4. INVESTMENT IN PROPERTIES UNDER DEVELOPMENT

As at December 31, 1974, title to properties amounting to approximately \$175,000,000 was registered in the name of Her Majesty The

Queen In Right Of The Province of Ontario. All properties so registered were sold to the Ontario Land Corporation on March 31, 1975.

### 5. LOSS ON PROVINCIAL HOUSING OPERATIONS

Provincial housing properties are those that are developed and administered by the Ontario Housing Corporation. Individual property operating statements are prepared for the benefit of Central Mortgage and Housing Corporation and one hundred and seventy-one municipalities.

### 6. FEDERAL-PROVINCIAL HOUSING PROPERTY LOSSES

Federal-Provincial housing properties are developed by Central Mortgage and Housing Corporation and administered by forty-one housing authorities throughout the province. Separate financial statements covering the property management activities of these authorities reflect gross income and expenditures, the net of which is shareable by Central Mortgage and Housing Corporation, Ontario Housing Corporation and, in some instances, by the municipalities. The loss reported on this statement represents Ontario Housing Corporation's share only.

### 7. MORTGAGE GUARANTEE RESERVE

The outstanding balances of mortgages guaranteed as at December 31 are as follows:

	1974	1973
Ontario		
Mortgage		
Corporation	\$285,458,607	\$211,356,862
Approved		
lenders	70,261,612	71,527,443
	<hr/>	<hr/>
	\$355,720,219	\$282,884,305
	<hr/>	<hr/>

On March 4, 1975, Management Board of Cabinet approved the transfer of assets and liabilities relating to Ontario Mortgage Corporation mortgages, from the Ontario Housing Corporation Mortgage Guarantee Fund to a similar fund in the name of Ontario Mortgage Corporation, to be carried by the latter Corporation as a provision for contingencies. The physical transfer of cash, mortgages, real estate and securities will be completed during 1975.

### 8. PROPERTY DAMAGE RESERVE

Property damage reserves have been maintained by partnership agreements from the inception of the Ontario public housing program. The intent of such reserves was to

cover repair costs relating to minor damage, fire, wind, water and vandalism. Annual provisions and costs charged have been consistently low in relation to total investment. Therefore, by agreement with Federal and Municipal partners, these reserves will be discontinued during 1975. In the future, minor fire, wind, water and vandalism costs will be distributed against public housing rental units in the Province of Ontario on a per unit basis.

### 9. CONTINGENCY

In June 1967, the Ontario Government passed The Condominium Act. The initial response to this new housing legislation from the private sector was limited which prompted Ontario Housing Corporation to embark upon an active program, through Ontario Mortgage Corporation, of financing condominium development. Participation in the financing of more than 14,000 condominium dwellings was undertaken. As an incentive for several of the earlier projects, including Chapel Glen, Flemingdon Woods and Crescent Town, comprising more than 4,000 units, Ontario Housing Corporation provided financial guarantees. The contracts for these three developments in Metro Toronto included clauses whereby Ontario Housing Corporation agreed to purchase any units remaining unsold six months after substantial completion. Due to a slower than expected public acceptance of high-rise condominiums, Ontario Housing Corporation, under the agreements, became liable during 1972 to purchase the unsold units at these three locations. By mutual agreement with the construction companies, the Corporation's liability with respect to the purchase of the unsold units was deferred in exchange for a corresponding deferment of the companies' liability for interest on construction advances. Although the construction advances referred to are carried as assets by Ontario Mortgage Corporation, Ontario Housing Corporation is financially responsible for any settlement with the construction companies that may be negotiated under the contract clauses described above. As at December 31, 1974, accrued interest on advances in question amounted to \$10,881,171 and such interest has been included as income in the accounts of Ontario Mortgage Corporation.

Members, Ontario Housing Corporation, and to the Minister of Housing

examined the balance sheet of Ontario Housing Corporation as at December 31, 1974, the statements of operations and operating funds from the Treasurer of Ontario for the year ended. My examination included a general review of the accounting procedures and such tests of accounting records and other supporting evidence as I considered necessary in the circumstances.

In my opinion these financial statements present fairly the financial position of the Corporation as at December 31, 1974, and the results of its operations for the year then ended, in accordance with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

In accordance with section 12 of The Ontario Housing Corporation Act, a report on the audit is herein made to the Corporation and to the Minister of Housing.

John Scott, C.A.  
Provincial Auditor.

Toronto, Ontario,  
June 16, 1975.

ONTARIO STUDENT HOUSING CORPORATION

Financial Statements

Year ended December 31, 1974

ONTARIO STUDENT HOUSING CORPORATION

Incorporated without share capital under The Housing Development Act

Balance Sheet

December 31, 1974

	1974	
<b>Assets</b>		
Cash	\$ 129,335	\$
Securities, at cost, including accrued interest (market value \$34,570; 1973—\$38,881) (Note 3)	42,292	42
Accounts receivable	2,503,348	2,08
Net expense recoverable from Ontario Housing Corporation	36,910	15
Mortgage receivable	3,495,348	3,508
Property under development on leased land, at cost	—	3,884
Rental housing properties on leased land, at cost, less universities' equity of \$1,381,247; 1973—\$1,178,824 (Note 4)	67,324,776	63,344
Rental housing property, at cost, less accumulated amortization of \$212,193; 1973—\$160,235 (Note 5)	11,578,113	11,630
	<u>\$85,110,122</u>	<u>\$84,508</u>

**Liabilities**

	\$ —	\$ 6
Bank indebtedness	3,001,592	3,168
Accounts payable and accrued liabilities	33,174	66
Holdbacks on construction contracts	73,396,656	73,648
Debentures and similar indebtedness—		
Central Mortgage and Housing Corporation	8,600,400	6,944
Capital indebtedness to the Treasurer of Ontario	78,300	8
Deferred income (Note 2a)	<u>\$85,110,122</u>	<u>\$84,508</u>

See notes to financial statements.

On behalf of the Board:

E. E. Clow, *Chairman*

R. W. Riggs, *Vice-chairman*

ONTARIO STUDENT HOUSING CORPORATION

Statement of Operations

Year ended December 31, 1974

	1974	
<b>Revenue</b>		
Interest	\$ 4,689,703	\$ 4,083
Gain from sale of real property (Note 2a)	1,700	—
	<u>4,691,403</u>	<u>4,083</u>
<b>Expenses</b>		
Interest	4,727,519	3,969
Administration fee (Note 2b)	25,000	2
General Administration (Note 7)		
Salaries	—	6
General and office expenses	8,494	11
Transportation and communication	—	1
Supplies and equipment	—	1
Construction supervision	—	4
Less: Recovery of administration expenses	(32,700)	(32,700)
Development costs absorbed as restated (Note 6)	—	4
	<u>4,728,313</u>	<u>4,090</u>
Net expense recoverable from Ontario Housing Corporation	<u>\$ 36,910</u>	<u>\$ 1</u>

See notes to financial statements.

to Financial Statements  
December 31, 1974

#### COMPARATIVE FIGURES

Comparative figures have been reclassified  
necessary to conform to 1974  
definition.

#### ACCOUNTING POLICIES

Preferred Income  
Deferred income account as at the  
current date is the unearned portion of gain  
on sale of real estate.

#### ADMINISTRATION FEE

Ontario Housing Corporation provides  
administrative services to Ontario Student  
Housing Corporation and charges the cost of  
these services to the latter Corporation. The  
agreement between the two  
Corporations was \$25,000 for the year ended  
December 31, 1974.

#### SECURITIES

Rent housing residence located on land  
held by Queen's University at Kingston,  
was sold to the University on December 31,  
1974. Amounts owing to the University  
pertaining to assets of reserve funds for  
repair and painting existing as at the  
date of sale, were paid to the University  
in 1974. Securities registered in the name  
of the Corporation, which formed part of these  
reserve funds, were liquidated early in 1975.

#### RENTAL HOUSING PROPERTIES ON LEASED LAND, AT COST

Cost of student housing accommodation  
constructed on land leased from universities  
and colleges is being repaid to the Corporation  
over the duration of the leases. When costs  
have been fully repaid the building will become the  
property of the various universities or  
colleges. Rental and maintenance activities on  
the 23 such properties are administered  
by 11 universities or colleges in 11  
municipalities throughout Ontario.

#### 5. RENTAL HOUSING PROPERTY, AT COST

This property is located in Toronto to provide  
housing for University of Toronto students.  
The property is administered by the  
Corporation and net operating costs related to  
the land and building are recoverable from the  
University of Toronto. Land and building costs  
are being amortized over the duration of the  
corresponding indebtedness.

#### 6. DEVELOPMENT COSTS ABSORBED

During 1973 plans for certain student housing  
projects were cancelled. By arrangement with  
the Colleges and Universities concerned, the  
Corporation undertook to absorb 50 per cent of  
planning and survey costs. Late in 1974 plans  
to develop one of the projects were initiated by  
a community college. The College agreed to  
reimburse the Corporation for the 50 per cent  
share previously absorbed amounting to  
\$25,579. Accordingly, the development costs  
absorbed in 1973 amounting to \$72,037 have  
been restated to reflect the recovery.

#### 7. GENERAL ADMINISTRATION EXPENSES

Due to decreased Corporate activity, late in  
1973 salaries and certain other expenses were  
incorporated into the accounts of Ontario  
Housing Corporation, and are now covered by  
the annual administration fee referred to in  
note 2(b). Direct expenses for 1974 were  
minimal.

To Ontario Student Housing Corporation and  
to the Minister of Housing for the Province of  
Ontario:

I have examined the balance sheet of Ontario  
Student Housing Corporation as at December  
31, 1974, and the statement of operations for  
the year then ended. My examination  
included a general review of the accounting  
procedures and such tests of accounting  
records and other supporting evidences as I  
considered necessary in the circumstances.

In my opinion these financial statements  
present fairly the financial position of the  
Corporation as at December 31, 1974, and the  
results of its operations for the year then  
ended, in accordance with generally accepted  
accounting principles applied on a basis  
consistent with that of the preceding year.

A report on the audit has been made in  
accordance with section 17 of Order in Council  
3417/66 under which the Ontario Student  
Housing Corporation was constituted.

F.N. Scott, C.A.,  
Provincial Auditor.

Toronto, Ontario,  
May 20, 1975.

The Honorable John Rhodes  
Minister of Housing  
Parliament Buildings  
Queen's Park  
Toronto, Ontario

Sir:

On behalf of the Board of Directors, it gives me great pleasure to present to you the annual report and statements of accounts of Ontario Mortgage Corporation for the year ending December 31, 1974.

Respectfully submitted,

H.W. Hignett,  
Chairman of the Board and President.

#### BOARD OF DIRECTORS

H.W. Hignett, President  
A.J. Trusler, Vice-President  
Mrs. W.A. Brechin  
Dean R.J. Hand  
Professor S.A. Martin  
A.L. Moore  
C.C. Parsons

Ontario Mortgage Corporation was created in August, 1974, to provide a strong and distinct administration for a rapidly increasing mortgage portfolio and to contribute to the supply of housing by making home ownership loans available to low and moderate income groups. The board of directors was increased to seven members, with the first meeting held August 22, 1974.

During 1974, severe problems were encountered in efforts to meet projected housing starts of 100,000 units. Early in the year, residential construction slowdown and extreme demand by prospective house buyers caused unparalleled increases in the price of housing. In April, 1974, the province acted to reduce speculation in land by introducing The Land Speculation Tax Act, which had an immediate effect. The rate of housing starts was, at the same time adversely affected by inflationary forces and funds which would have been available for mortgages were diverted to short term investments. By July, the bank rate had increased to 9½ per cent, and conventional mortgages to 12 per cent.

After three years of steady growth housing starts declined across Canada during 1974, by 17 per cent, to 222,123 starts.

In Ontario, starts were down by 22.6 per cent, from 110,536 in 1973 to 85,503 in 1974.

However, the Ministry of Housing was directly involved with starts of 9,003 in 1973, to 12,375 in 1974, for an increase of 37.4 per cent.

Funding for mortgage financing by OMC increased from \$67 million in fiscal year 1973/74, to \$133 million in 1974/75.

The increased participation by the province in housing production was further strengthened by two new housing programs for which OMC provided mortgage financing.

The Ontario Housing Action Program (OHAP) was introduced as essentially a short-term program to bring into the housing market land which would otherwise not be developed until

the late 1970s, in urban areas where cost supply pressures were greatest.

The Accelerated Family Rental Housing Program was another new initiative, to provide rental accommodation for low to moderate income families in areas having a vacancy rate of less than two per cent.

Toward the end of 1974, the housing market showed signs of stabilizing with a softening of housing prices, indicating the end of the sellers' market which existed through the major part of the year.

The problem of expanding housing production to compensate for the shortfall in 1974, to meet the 1975 objective, will be difficult to achieve unless there are improvements in the rate of inflation, the level of interest rates, the supply of mortgage funds. A concerted effort will be required from the private sector as well as all levels of government.

The decision of the Province of Ontario to increase considerably its investment in housing and to create the Ontario Mortgage Corporation to carry out this function was an important step in providing good housing for many Ontario citizens, who could not afford home ownership or rental housing at prevailing market levels. This function could not have been performed by the corporation without the dedicated efforts of all corporation staff. In relation to its responsibilities, the corporation staff, seconded from other sections of the public service, is small but highly qualified. The board of directors recognizes the difficult challenge faced by all members of the staff and wishes to express their thanks for a job well done.

The OHC staff was seconded from other sections of the public service and was very small in relation to its responsibilities. The board of directors recognizes the difficult challenge faced by all members of the staff this past year and wishes to express its thanks for a job well done.

October 15, 1975.

ear saw significant changes in the  
tions of the ministry's mortgage arm,  
o Mortgage Corporation, formerly  
Housing Corporation Ltd.

ugust, 1974, OMC assumed responsibility  
e mortgage portfolio of HCL. Over a  
ur period, HCL had assembled a \$256  
h portfolio which consisted of 15,500  
age accounts and 10,000 lease accounts.  
g the fiscal year 1974-75, new mortgage  
of \$133 million were advanced to  
se the value of the portfolio to \$364  
n, for a total of 21,900 mortgage  
nts and 11,600 lease accounts.  
ional funds for the 1975-76 fiscal year  
pected to expand the portfolio  
erably.

ar's end, plans were in hand to have  
designed an approved lender under  
ational Housing Act, with powers to  
NHA-insured loans on new residential  
ties.

rs:

first meeting of the board, Mr. H.W.  
itt, former president of Central  
age and Housing Corporation, was  
nted president, and Mr. A.J. Trusler,  
resident, Investments, Confederation  
nsurance Co. and a director of Ontario  
ng Corporation, became OMC  
resident.

directors at year's end were: Mrs. W.A.  
in, past president of the Consumer's  
iation of Canada and a member of the  
ian Consumer Council and the  
ervation Council of Ontario; Dean R.J.  
, of the School of Business, Queen's  
iversity; Professor S.A. Martin, of the  
ol of Business Administration, University  
estern Ontario; Mr. A.L. Moore,  
ational organizer, Sheet Metal Workers  
ational Association and a former  
ber of the Advisory Committee to the  
rio Task Force on Housing Policy; and  
C.C. Parsons, vice-president,  
nistrative services, The Canada Trust

dition, Mr. E.J. Whaley was appointed  
ary, and Mr. J. Classen, treasurer.

equent to the year end, in April 1975, Mr.  
McDonald was appointed as the first  
ral manager.

#### Administration:

At its inception in 1948, Housing Corporation  
Ltd. was administered through the housing  
branch of the department of planning and  
development, and later transferred to the  
department of the treasury. In August 1969,  
HCL was transferred to the Minister of Trade  
and Development with day-to-day affairs  
carried out by Ontario Housing Corporation  
through its H.O.M.E. Plan ownership  
division.

In January 1974, a staff complement of 47  
employees was transferred to Ontario  
Mortgage Corporation, after approval by  
management board of cabinet. During fiscal  
year 1974-75, additional personnel resources  
were allocated to OMC, for a total of 84  
employees, consisting of 69 classified staff  
and 15 unclassified staff. The total  
complement was led by an acting general  
manager and an acting assistant general  
manager, seconded from OHC's legal and  
finance branches, and reported to by a  
manager-mortgage underwriting, a  
manager-mortgage advances, a  
manager-mortgage administration, and a  
chief accountant.

New offices were occupied in August 1974, on  
the 11th Floor of 60 Bloor St. W., to provide  
relief from severe congestion on the 3rd Floor,  
which was shared with various segments of  
OHC.

At present, in addition to its own mortgage  
programs, OMC also administers H.O.M.E.  
lot leases and sundry mortgage programs for  
OHC.

#### Activity

OMC was active in five mortgage lending  
programs designed to provide home  
ownership and rental accommodation for  
distinct income groups that meet certain  
eligibility requirements.

#### Home Ownership Made Easy [H.O.M.E.] Plan

Under the Lot Lease Program, the land is  
owned by government and rented to qualified  
purchasers on the basis of a 50-year lease,  
with the house buyer having the option to buy  
the land at any time after five years of the  
lease have elapsed at the then market value of  
the lot. When a house is sold, the lease is  
reviewed so that rent reflects the then current  
interest rate as well as the market value of the  
land.

After OHC sets the selling price of the house,  
OMC provides a first mortgage for 95 per cent  
of the approved selling price. Mortgages,  
currently at 9 3/4 per cent, at below market  
interest rates, are amortized over 35 years and  
have a five-year term. This program is limited  
to eligible families with single incomes of  
\$14,500, or combined incomes of \$17,000.

Sale of a unit within five years of the signing  
of a lease requires the permission of OHC and  
OMC, which impose resale restrictions.

### Preferred Lending Program

OMC provides first mortgage financing, currently at 9 3/4 per cent, for up to 95 per cent of the approved selling price of both land and house in municipalities in which the H.O.M.E. Plan is not active. Eligibility requirements, income limits and resale restrictions are identical to those of the Lot Lease Program.

### Community Integrated Housing Program

OMC makes available second mortgage funds at preferred interest rates for up to 35 per cent on rental units, to bring total financing up to 95 per cent of development costs. In return, the developer offers up to 25 per cent of units to OHC's Rent Supplement Program.

### Ontario Housing Action Program

OMC provides first mortgage financing to selected builders in municipalities which have been designated "housing action" areas. Preferred interest rates, currently at 10 1/4 per cent, benefit families with incomes of up to \$20,000 annually.

### Accelerated Rental Housing Program

Financing for up to 95 per cent of the value of project is provided by OMC for proposals in the Hamilton, Oakville, Toronto, Oshawa and Thunder Bay areas. In return for preferred interest financing, currently at 8 per cent, the builder agrees to a limited rate of return and an upper limit on rents for a 15-year period. He must also reserve up to 25 per cent of his units for OHC's Rent Supplement Program.

During the year 1974, a total of 166 loans were approved by Ontario Mortgage Corporation for a total commitment of \$252.7 million to assist in the production of 10,589 housing units, as follows:

Program	No. of Loans	No. of Units	\$000s Total L Approv
H.O.M.E. Plan	140	5,399	\$105
Preferred Lending	3	233	7
Community Integrated Housing	6	1,310	4
Ontario Housing Action Program	17	3,647	135
	166	10,589	\$252

As at December 31, 1974, a total of 18,331 mortgage accounts, included in the following mortgage assets, were under repayment:

	\$000's
H.O.M.E. Plan (single family units and condominiums)	\$242,484
Preferred Lending	1,586
Community Integrated Housing	369
Advances to Builders	\$244,439
	59,750
	\$304,189

RIO MORTGAGE CORPORATION  
Annual Statement  
ended December 31, 1974

RIO MORTGAGE CORPORATION  
Balance Sheet  
December 31, 1974

	1974	1973
Receivables, including accrued interest	\$ 11,752,907	\$ —
304,499,985	230,692,367	
	<u>\$316,252,892</u>	<u>\$230,692,367</u>
 Liabilities		
Debt		
Debt	\$ —	\$ 248,269
Accrued expenses and accrued liabilities	8,437,516	5,491,384
Bank advances from the Treasurer of Ontario	307,495,000	223,492,000
	<u>315,932,516</u>	<u>229,231,653</u>
 Shareholders' Equity		
Common Stock - authorized and issued, 10 shares, no par value	10	10
Accumulated earnings	320,366	1,460,704
	<u>320,376</u>	<u>1,460,714</u>
	<u>\$316,252,892</u>	<u>\$230,692,367</u>

Notes to financial statements.

Half of the Board:

Hignett, Director  
Wrusler, Director

RIO MORTGAGE CORPORATION  
Statement of Earnings and Retained Earnings  
ended December 31, 1974

	1974	1973
Revenue	\$ 21,370,643	\$ 18,258,022
Less expenses	141,254	73,721
	<u>21,511,897</u>	<u>18,331,743</u>
 Expenses		
Administrative expenses	21,336,337	17,056,171
Registration expenses (Schedule 1) (Note 3a)	1,315,898	900,000
	<u>22,652,235</u>	<u>17,956,171</u>
NET LOSS) EARNINGS FOR THE YEAR (Note 4)	(1,140,338)	375,572
Accumulated earnings, beginning of year	1,460,704	1,085,132
NET EARNINGS, END OF YEAR	<u>\$ 320,366</u>	<u>\$ 1,460,704</u>

Notes to financial statements.

RIO MORTGAGE CORPORATION  
Statement of Administration Expenses  
ended December 31, 1974

SCHEDULE 1

	1974	1973
Salaries and benefits	\$ 735,656	\$ —
Travel and office expenses	497,655	—
Transportation and communication	17,488	—
Furniture and equipment (Note 3b)	65,099	—
Administrative fees	—	900,000
	<u>\$ 1,315,898</u>	<u>\$ 900,000</u>

Notes to financial statements.

Notes to Financial Statements  
December 31, 1974

1. THE CORPORATION

By Articles of Amendment the name of Housing Corporation Limited was changed to Ontario Mortgage Corporation effective August 19, 1974.

2. COMPARATIVE FIGURES

Comparative figures have been reclassified where necessary to conform to 1974 presentation.

3. ACCOUNTING POLICIES

(a) Administration Expenses

For the year ended December 31, 1973, Ontario Housing Corporation provided administrative services to Ontario Mortgage Corporation and charged the cost of these services to the latter Corporation. The fee agreed upon for that year was \$900,000.

Effective January 1, 1974, responsibility was assumed for all direct administration expenses relating to Corporation activities.

(b) Supplies and Equipment

Furniture and equipment purchases for general office use are charged to supplies and equipment in the year of acquisition.

(c) Provision for Contingencies

On March 4, 1975, Management Board of Cabinet approved the transfer of assets and liabilities relating to Ontario Mortgage Corporation mortgages, from the Ontario Housing Corporation Mortgage Guarantee Fund to a similar fund in the name of Ontario Mortgage Corporation, to be carried by the latter Corporation as a provision for contingencies. The physical transfer of cash, mortgages, real estate and securities will be completed during 1975.

4. NET LOSS FOR THE YEAR

Provision has been made in the Province of Ontario estimates for the 1975-76 fiscal year to reimburse the Corporation for the operating deficit for 1974-75 in the amount of \$1,570,000. The loss of \$1,140,338 for the Corporation's year ended December 31, 1974, was drawn from the Treasurer of Ontario on April 18, 1975, as a charge against the provision of \$1,570,000.

The 1974 loss referred to arose as a result of a provincial policy decision to make mortgage loans available to prospective home owners in moderate income ranges at rates of interest below the Corporation's borrowing cost. As a result, on the average, an insufficient margin existed between the Corporation's gross interest revenue and gross interest expenses during the 1974 fiscal year, to cover administrative expenses. Losses that may arise from lending at an insufficient margin for the 1975 fiscal year have also been provided for in the Province's estimates for the 1975-76 fiscal year. Similar losses for future years will be submitted as part of the annual estimates process.

5. REMUNERATION OF DIRECTORS AND SENIOR OFFICER

The aggregate direct remuneration for the seven directors and one senior officer for the year ended December 31, 1974, was \$23,760.

To the Shareholders of Ontario Mortgage Corporation:

I have examined the balance sheet of Ontario Mortgage Corporation as at December 31, 1974, and the statement of earnings and retained earnings for the year ended on that date. My examination included a general review of the accounting procedures and tests of accounting records and other supporting evidence as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Corporation as at December 31, 1974, and the results of its operations for the year then ended, in accordance with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

A report on the audit has been made to Ontario Mortgage Corporation and to the Minister of Housing.

F.N. Scott, C.A.,  
Provincial Auditor.

Toronto, Ontario,  
May 28, 1975.





Ontario

Ministry of  
Housing